

Department of Planning and Development (DPD)

**Process for
Master Planned Development (PD) Reviews**

**Chicago Plan Commission Presentation
April 15, 2021**

Master Planned Development Addendum to the Development Manual:
Master PD Thresholds & Review Process, Community Meeting Guidelines, Master
PD Supplemental Materials & Studies Requirements, and Community Impact
Assessment Form

★ Master Planned Development (PD) Review

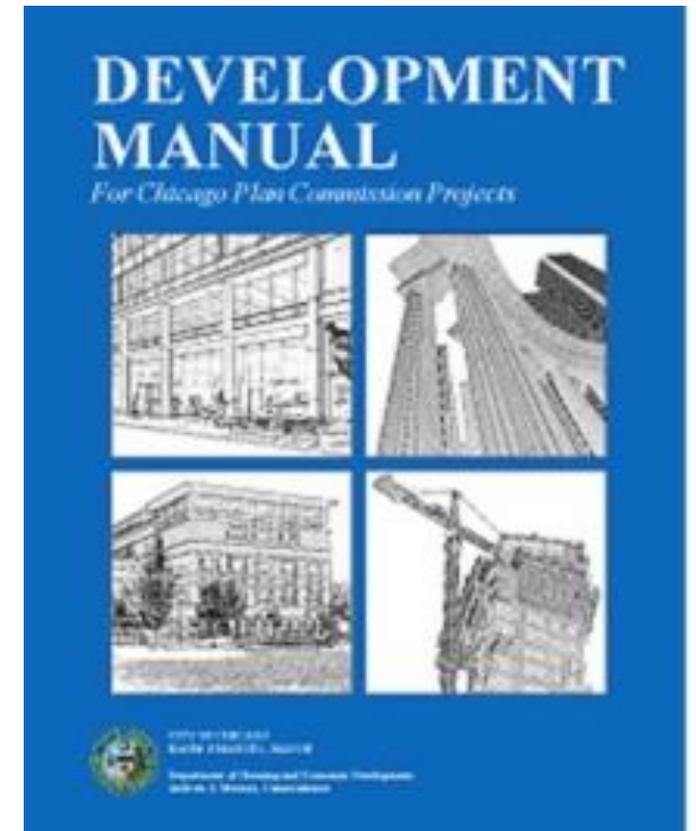


Master PD Review Objectives:

- ✓ Create more defined review and community process for large-scale development proposals
- ✓ Establish defined thresholds for projects that would be required to follow Master PD review process;
- ✓ Update types of and standards for the Supplemental Studies and Materials and create specific Master PD requirements
- ✓ Reinforce the need to assess the project in the context of and potential impacts to the surrounding community area

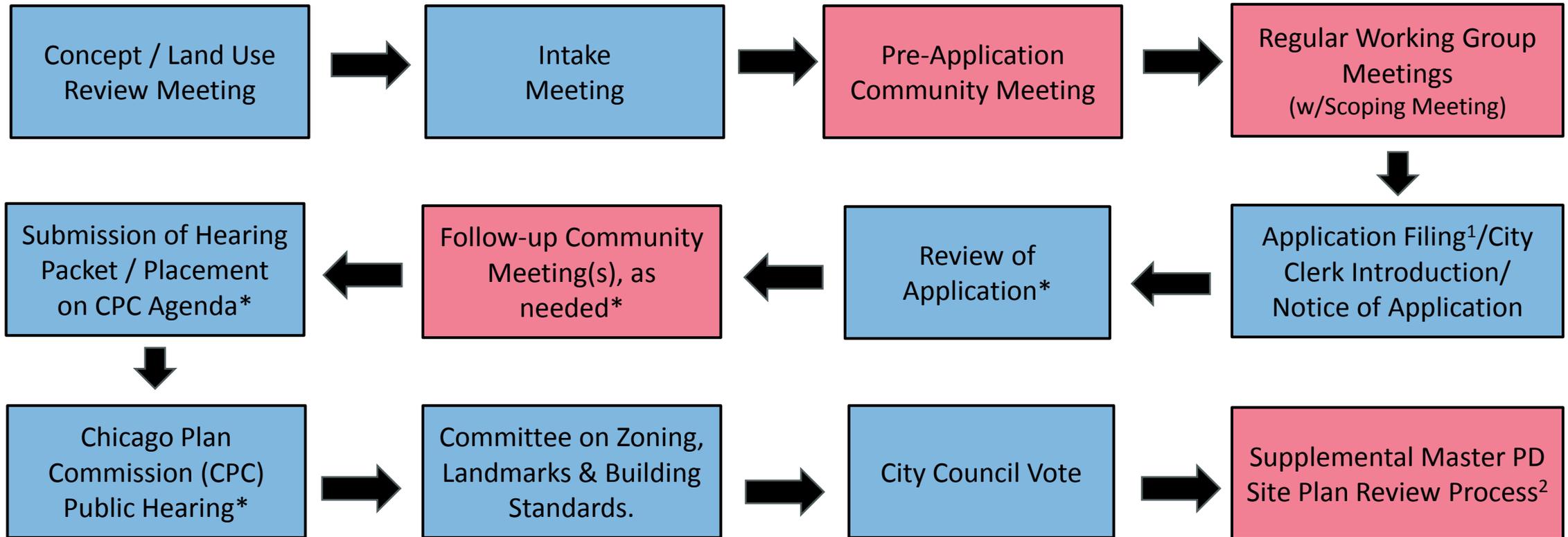
★ Master PD Review Process Timeline

- ✓ Initial Master PD Draft Addendum: *October 2019*
- ✓ Public Comment Period: *October-December 2019*
- ✓ Public Comment Review: *January-April 2020*
- ✓ Update documents; Work on Expanded Scope: *May 2020-October 2020*
- ✓ Provide Update to CPC: *October 2020*
- ✓ 2nd Public Comment Period: *October-December 2020*
- ✓ Host Public Meeting/Webinar: *December 2020*
- ✓ Public Comment Review: *January-February 2021*
- ✓ Update documents: *March 2021*
- ✓ Final Master PD Process Documents to CPC: *April 2021*



★ Standard vs Master PD Review Process

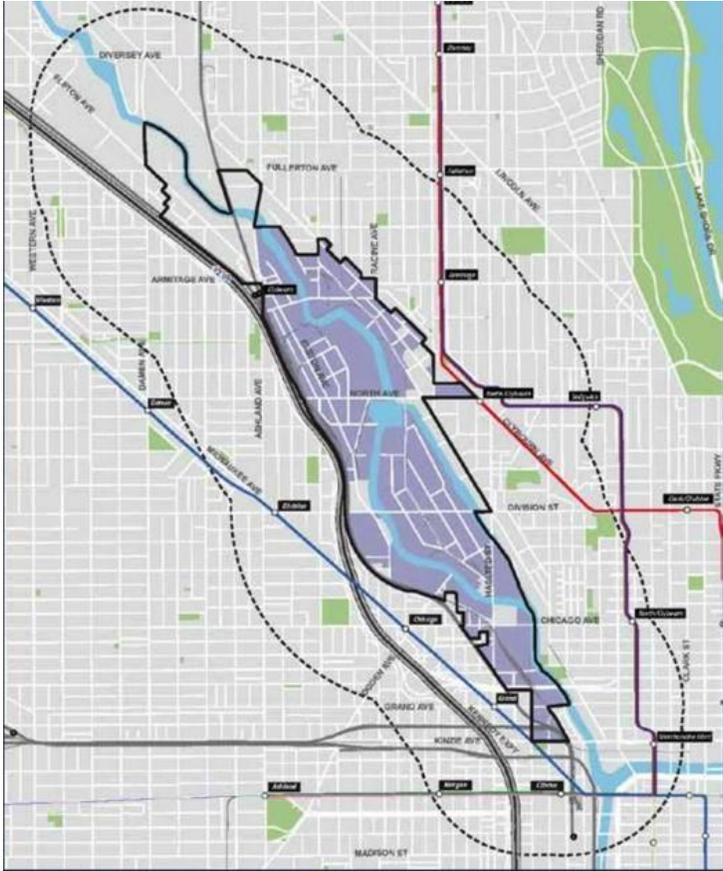
The PD Review Process is outlined below; the **red** shaded steps are specific to *Master PDs*



¹ The PD application can be filed at any time. DPD strongly encourages the applicant to file at this step in the process

² The Supplemental Master PD Site Plan Review Process follows process similar to the Master PD Review Steps identified with an *, above, as well as any additional processes identified in the approved PD

★ Master PD Review – Project Thresholds



- **Privately owned land (excluding Waterfront sites and Industrial Uses per Sec. 17-8-0511-B & 17-8-0511-C):**
 - ✓ *Site Area (acres): 20 gross or 15 net , OR*
 - ✓ *Floor Area (SF): 4 Million Total or 3.0 Million incremental increase, OR*
 - ✓ *Combined Dwelling Units, Hotel Rooms, Group Living Units: 4,000 Total or 3,000 incremental increase*
- **City owned land or City as co-Applicant OR any Waterfront sites OR Industrial Uses per Sec. 17-8-0511-B & 17-8-0511-C:**
 - ✓ *Site Area (areas): 15 gross or 10 net, OR*
 - ✓ *Floor Area (SF): 3.0 Million Total or 2.5 Million Incremental Increase, OR*
 - ✓ *Combined Dwelling Units, Hotel Rooms, Group Living Units: 3,000 Total or 2,500 Incremental Increase*

★ Master PD – Supplemental Studies/Materials

- Updated and refined the guidelines for Master PD Supplemental Studies/Materials Requirements
- Add the following new supplemental studies/materials:
 - Community Impact Assessment Form requires a community assessment, identification of schools, facilities, etc., and data on incremental changes in housing, commercial, parking, etc. on-site
 - Community Facilities, Infrastructure & Housing Analysis – requires identification/evaluation of development’s potential impacts on schools, architectural or historic resources, public infrastructure, waterway, housing stock, etc.
- Identify studies/materials which will be mandatory for all Master PDs:
 - *Community Impact Assessment Form*
 - *Economic Impact Study*
 - *Traffic/Transportation Study*
 - *Compliance with City Policies, Plans, Initiatives*

★ Master PD – Community Engagement

Emphasize Community Engagement in Master PD Review

- *Community Meetings* -defined steps in Master PD Review Process
- Specific webpage for Master PDs on the DPD website
- Enhanced Site Plan Review Process for subareas and parcels approved with only Zoning/Development controls and Design Guideline in Master PD Ordinance



Establish Master PD Community Meeting Guidelines

- Reinforce involvement by impacted alderman and DPD staff
- Includes guidance on: defining community areas, organizing/noticing meetings, and meeting follow up
- Encourage engagement platforms to provide opportunities for input from all interested parties/stakeholders



★ Master PD – Community Impact Assessment Form

Requires data and statistics of the surrounding community area

- ✓ Default initial community area is 1 mile radius from the property boundaries
- ✓ Requires info on demographics, surrounding land uses, CPS school, public facilities, etc.
- ✓ Requires submission of Community Character and Housing/Displacement Impact Analyses

Requires General information about the existing site

- ✓ Gross/net site area, the number and types of approvals that maybe needed (PD, Landmark Commission, Acquisition of City-owned land, etc.), and projected timeline for development

Requires Comparative Details about key aspects of the proposed development

- ✓ For each items, applicant is requested to provide existing, proposed, and incremental change
- ✓ Requires information on Land Use (# of residential units by type, amount of commercial/office space, etc); Population (residents, employees, customers, etc.), Service/Amenities, Recreation/Open Space, Historic Resources, Schools and Parking

★ Master PD Review Process Changes

ORIGINAL PROPOSED MASTER PD PROCESS	CURRENT PROPOSED MASTER PD PROCESS
<ul style="list-style-type: none"> ✓ Master PD Thresholds: <ul style="list-style-type: none"> • Based on Gross Site Area; Total Floor Area; Total # of Dwelling Units; • Different Thresholds for Private VS City projects 	<ul style="list-style-type: none"> ✓ Master PD Thresholds: <ul style="list-style-type: none"> • Based on Gross & Net Site Area; Total/ Increased Floor Area; Total/Increase Dwelling Units, Group Living Units, & Hotel Rooms • Different Thresholds for Private VS City or Waterfront Projects or Designated Industrial developments
<ul style="list-style-type: none"> ✓ Master PD Review Process: <ul style="list-style-type: none"> • Includes Community Meetings throughout review process • Includes Regular Working Meetings & Scoping Meeting (for studies) 	<ul style="list-style-type: none"> ✓ Master PD Review Process: <ul style="list-style-type: none"> • Includes Community Meetings throughout review process • Includes Regular Working Meetings & Scoping Meeting • Includes opportunity for early Concept Review • Includes enhanced Site Plan Review for parcels approved with only Zoning/ Development Controls and Design Standard
	<ul style="list-style-type: none"> ✓ Community Meeting Guidelines for Master PDs: <ul style="list-style-type: none"> • Defining the Community Area • Organizing & Noticing the Meeting • Running the Meeting • Meeting Follow-up • Encourage additional engagement forums

★ Master PD Review Process Changes

ORIGINAL PROPOSED MASTER PD PROCESS	CURRENT PROPOSED MASTER PD PROCESS
<ul style="list-style-type: none"> ✓ Supplemental Materials & Studies: <ul style="list-style-type: none"> • Standard PD section with minor edits 	<ul style="list-style-type: none"> ✓ Supplemental Materials & Studies: <ul style="list-style-type: none"> • Updated to be specific to Master PDs • Defines required Materials/Studies versus those that <i>may be</i> required based on project scope, location, etc. • Requires submission of <i>Community Impact Assessment Form</i> (new, see below) • Adds a <i>Community Facilities, Infrastructure & Housing (CSF&H) Study</i> • Environmental Study includes request for proposed demolition assessment & phasing plan, when applicable.
<ul style="list-style-type: none"> ✓ Supplemental Form – EAS: <ul style="list-style-type: none"> • Primarily focused on development site/zoning • Required project details on uses, parking, etc.; comparing Existing, No Action, With Action 	<ul style="list-style-type: none"> ✓ Supplemental Form – Community Impact Assessment (CIA) Form <ul style="list-style-type: none"> • Requires project details on uses, parking, open space, population, etc.; comparing Existing, Proposed, incremental Changes • Requires information on community area demographics, schools, facilities, parks, amenities, etc. • Requires analysis on how projects complies with Controlling Plans and/or Design Guidelines • Requires Community Character Analysis – covering distinctive character of neighborhoods, local businesses, key institutions, etc. • Requires Housing/Displacement Impact Analysis- covering existing + potential impacts on housing types, rents, values, etc. in Community Area

★ Master PD Addendum Next Steps

Master PD Addendum to Development Manual – Next Steps

- ✓ Short team: Master PD Addendum
 - Complete any final edits
 - Post Final Addendum Documents to CPC website
- ✓ Longer Term: Update overall Development Manual
 - Consolidate Master PD Addendum into Manual
 - As needed, updated code, departmental, etc. references
 - Update processes, as needed
 - Update graphics, formatting

Master PD Addendum Next Steps

Commissioner
Questions/Comments

